

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
March 17, 2022

The Stark County Land Reutilization Corporation met for their Annual Meeting on Thursday, March 17, 2022 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members Present

Alex Zumbar
Janet Creighton
Bill Smith
Lem Green
John Arnold

1. CALL TO ORDER BY SCLRC CHAIRMAN, Alex Zumbar

2. ROLL CALL – Board Members Present

Roll call found the following Board members in attendance: Alex Zumbar, Janet Creighton, John Arnold, Bill Smith and Lem Green.

Creighton moved and Arnold seconded to amend the agenda to reflect the Targeted Acquisition Assistance request from the city of Canton for 36 parcels in the Shorb neighborhood. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

3. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Per the regulations of the bylaws, every year at the Annual meeting there must be an election of the Chairperson and Vice Chairperson for the Board of Directors. Creighton moved and Smith seconded to appoint Alex Zumbar as Chairperson and John Arnold as Vice Chairperson. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

4. APPROVAL OF MINUTES OF FEBRUARY 28, 2022 MEETING

Green moved and Arnold seconded to approve the minutes of February 28, 2022 meeting. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

5. PUBLIC SPEAKS –

Rob Graham, City of North Canton, addressed the Board regarding the DAP application the city had previously submitted for the demo of the former Spitzer building located on 407 N. Main Street. The removal of this building is necessary to accommodate a roadway expansion for the new North Canton Pre K- 2nd grade school and also the new Diebold factory addition. This item was tabled last month because the city did not have a purchase agreement with the property owner. The city does now have that agreement, and it is being executed today. Graham asked if the Board would consider revisiting this request under Old Business. Zumbar stated this request must first be removed from the table and then addressed under Old Business.

6. PRESENTATION OF ANNUAL REPORT

Peters presented the annual report which summarized the accomplishments of the SCLRC during 2021 and projected the expectations for 2022. (Annual Report attached) Arnold moved and Creighton seconded to approve the 2021 Annual Report as submitted. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

7. TREASURER/FISCAL REPORT

Heather Cunningham reviewed the Treasurer’s Report for the month of February. Smith moved and Green seconded to approve the Treasurer’s Report for February as presented. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

8. SIDE LOT/VACANT LOT PROGRAM REPORT

Sarah Peters provided the Side Lot Program Update:

Total Applications Submitted: 2,295
(11 applications were received since Feb. '22 update)

Cities – 1,904
 Canton: 1,507, Massillon: 152, Alliance: 245

Other Communities – 391

Beach City – 1, Bethlehem Twp – 43, Brewster – 9, Canal Fulton – 1, Canton Twp – 81, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 6, Lake Twp – 6, Lawrence Twp – 11, Lexington Twp – 48, Limaville – 2, Louisville – 2, Marlboro – 1, Meyer’s Lake – 1, Minerva – 5, Nimishillen – 6, North Canton – 2; Osnaburg Twp – 15, Paris Twp – 3, Perry Twp – 17, Pike Twp – 21, Plain Twp – 37, Sandy Twp – 41, Sugarcreek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 6, Waynesburg – 6, Wilmot-1

- Total Number of Applications under Preliminary Review: 3
 - Total Number of Applications Denied: 841
 - Number of Canceled Applications/Fee Refunded: 172
 - Total Number Pending Approval by Community: 42
 - **Total Number of Approved Applications: 1,237**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 144
 - Total Number Being Prepared for Transfer: 23
 - **Total Number Transferred to Date: 1,070**

Vacant Lot Program Update:

Total Applications Submitted: 312
(0 Applications received since Feb '22 update)

Cities – 229; Canton: 194, Alliance: 25, Massillon: 10

Other Communities – 83

Bethlehem Twp – 48, Canton Twp – 8, Hartville – 1, Jackson Twp – 2, Lake – 1, Lexington Twp – 6, Nimishillen – 3, Paris – 1, Perry – 1, Sandy Twp – 7; Sugarcreek Twp – 1, Washington Twp – 4,

-
- Total Number of Applications under Preliminary Review: 0
 - Total Number of Applications Denied: 217
 - Number of Canceled Applications/Fee Refunded: 7
 - Total Number Pending Approval by Community: 25
 - **Total Number of Approved Applications: 63**
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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 22
 - Total Number Being Prepared for Transfer: 4
 - Total Number Transferred to Date: 37

Arnold moved and Smith seconded to approve the Side Lot/Vacant Lot report as presented. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

10. NEW BUSINESS

- a. Demolition Assistance Program Request
 - Canton Township – Parcel #1303502

Peters stated this property is located at 2465 Waynesburg Drive SE. The township owns this property and is requesting \$7,000 in funding assistance based on their estimate of \$14,000 for this residential demo. Creighton moved and Zumbar seconded to approve the DAP request from Canton Township. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

- City of Canton – Parcel #245194

Peters stated this property is located at 207 Orchard NE and is owned by Refuge of Hope. The packet included a consent demolition agreement between the city of Canton and Refuge of Hope for the city to proceed with the demolition activities of that building. Based upon their estimate of \$10,102, the city is requesting \$5,053.50 for that residential demo. Arnold moved and Smith seconded to approve the DAP request from the city of Canton. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

- b. Targeted Acquisition Assistance Request
 - City of Canton – 36 Parcels in Shorb Neighborhood

Peters stated the requested parcels are all vacant lots in the Shorb neighborhood area. Arnold moved and Creighton seconded to approve the TAAP requests from the city of Canton. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

11. OLD BUSINESS

Green moved and Arnold seconded to remove from the table the city of North Canton's request for demolition assistance of the property on 407 N. Main Street as discussed at last month's meeting. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

Green moved and Arnold seconded to approve the request from the city of North Canton for demolition assistance contingent upon the execution of appropriate sales documents. Roll call vote: Zumbar – yes, Creighton – yes, Arnold – yes, Smith – yes, Green – yes. Motion carried.

12. Next Meeting – April 18, 2022 - 9:00 a.m.

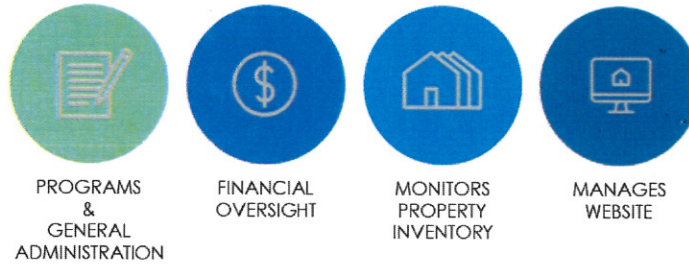
The meeting was adjourned at 9:27 a.m.

LAND BANK 2021 ANNUAL REPORT

This report sets out the accomplishments of the Stark County Land Reutilization Corporation (Land Bank) during CY 2021.

ADMINISTRATION

The Stark County Regional Planning Commission (RPC) continued to administer the programs and activities of the Land Bank during 2021 in furtherance of their mission “to strategically acquire properties, return them to productive use, reduce blight, increase property values, support community goals and improve the quality of life for county residents.” The RPC handles the general program administration, financial planning and oversight, secretarial duties, and manages the property inventory on behalf of the Land Bank. The RPC has a staff with experience in operating federal and state grant programs and financial management.



In 2021, the Land Bank’s new website went live. The new web address is starkcountylandbank.org where browsers are able to view the current programs and adopted policies, download the available program applications, view the Land Bank meeting agendas and minutes, and much more.

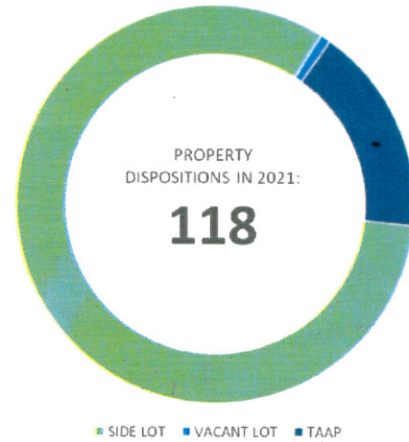
As the Land Bank’s administrator, the RPC will continue to explore and make recommendations to the Land Bank for potential implementation/inclusion of new programs and activities that will maximize the Land Bank’s budget while furthering its mission and supporting other County and local community initiatives into CY 2022.

PROPERTY ACQUISITION & DISPOSITION

Throughout 2021, the Land Bank continued offering programs/activities focused on the reclamation and repurposing of vacant and abandoned properties in Stark County although it still faced challenges in response to the Covid-19 pandemic. The mechanism that the Land Bank predominantly uses to assist qualified end-users in acquiring properties is the tax foreclosure process. The Land Bank is able to acquire vacant, abandoned, tax delinquent properties through foreclosure; clear off the delinquent taxes; and transfer the title to the qualified end-user with clear title.

Foreclosure actions were resumed in late 2020, after a temporary halt in response to the Covid-19 pandemic, which allowed the Land Bank to resume its property acquisitions. As a result, within 2021 the Land Bank was able to work through a back-log of acquisitions.

The **“Side Lot”** and **“Vacant Lot”** programs are offered by the Land Bank in order to help give qualified applicants the opportunity to acquire tax delinquent vacant land. In 2021, the Land Bank transferred 98 lots to new ownership through these programs. The new owners are now maintaining the lots as an extension of their existing yards, for gardens and greenspace.



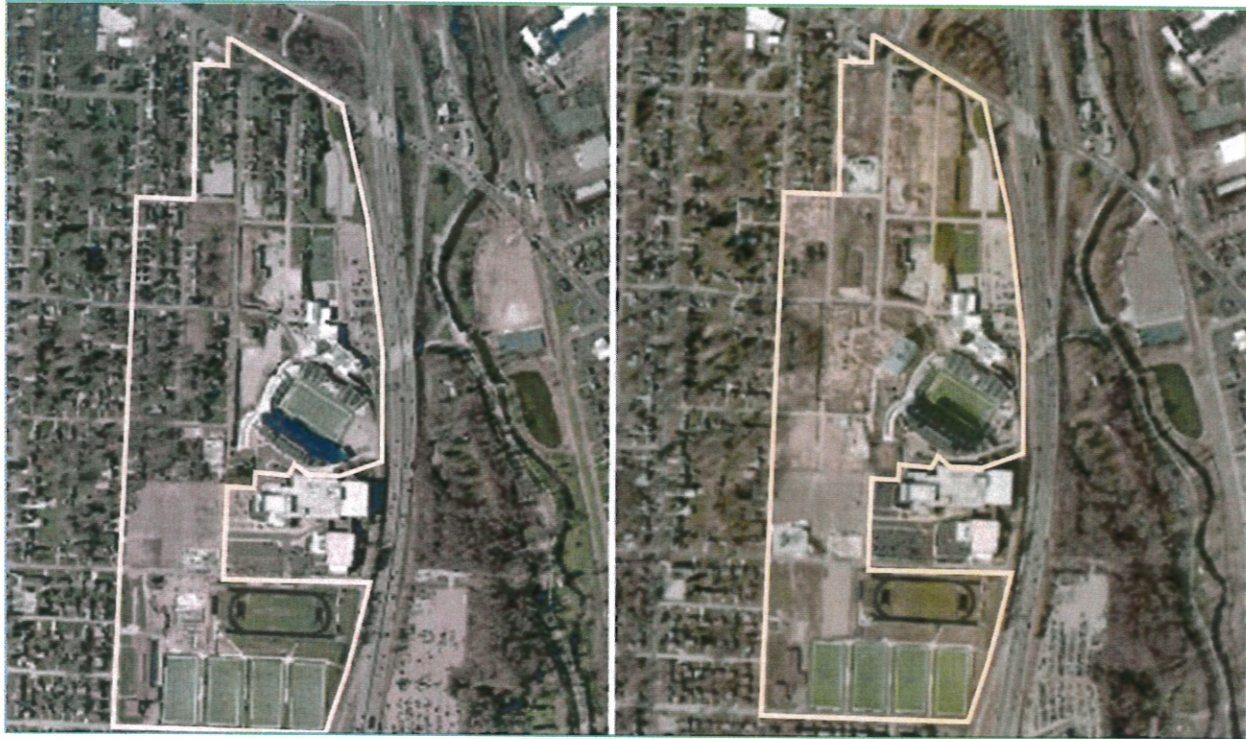
Another program offered by the Land Bank in 2021, the **“Targeted Acquisition Assistance Program” (TAAP)**, was available to Stark County cities, villages and townships or qualified non-profit applicants to assist with the strategic acquisition of blighted, vacant or abandoned properties to facilitate community and redevelopment projects. This program has been available since 2017. A total of 20 parcels were transferred to new ownership in 2021 to facilitate projects such as: demolition, renovation, new home construction, greenspace, land assembly, or for opportunities for community and economic development.

Pictured below is an example of a TAAP property transfer that was completed in 2021. The property is located on Waynesburg Drive SE in Canton Township, Ohio. Based on the blighted condition of the property, the Township sought the Land Bank’s assistance in obtaining ownership of the property in order to demolish the structure. The property transferred from the Land Bank to the Township in December 2021. The subsequent demolition work by the Township is expected in early 2022. By removing this severely dilapidated former home, the Township will be able to then sell the land and enhance the neighborhood as well as the tax base.



DEMOLITION ACTIVITIES

In July of 2020, the Land Bank had entered into an agreement with the Hall of Fame Village (HOFV) to assist in the funding of 84 demolitions within their campus footprint (79 residential homes, two commercial structures, two garages and one partial school building). Demolition work on 83 of the structures was completed by December 31, 2020 with the exception of the partial school building. Remaining site work and grading was completed in early 2021, and the Land Bank reimbursed the HOFV \$264,598.34 for those 83 demolished structures in April 2021.



Later, in September 2021, the Land Bank executed an addendum to the original agreement with the HOFV to provide funding assistance for the school building that was not ready for demolition in 2020. Demolition work of the school building was completed by October and the Land Bank reimbursed the HOFV \$135,734.16. The removal of this structure allowed the HOFV to complete construction of the sports complex additional fields.

Overall, the Land Bank was able to provide a total of \$400,332.50 in funding assistance to the HOFV for 84 structures within their campus footprint. The aerial imagery above shows the land that was cleared as a result of these demolitions.

Each year, the Land Bank offers a **50/50 Demolition Assistance Program (DAP)** that is available to Stark County cities, villages, and townships in order to facilitate the demolition of property that is beyond repair or rehabilitation, by providing matched funding up to 50% of hard-demolition costs of the project. In 2021, the Land Bank approved funding reimbursements for six (6) residential projects and three (3) commercial projects.

2021 DAP PROJECTS

Property Address	Community	Type	Status	Funding Reimbursement
920 Troy Pl. NW	Canton	Residential	Reimbursed	\$4,617.50
1315 Piper Ct. NW	Canton	Residential	Reimbursed	\$4,240.00
1217 Louisiana Ave. NW	Canton	Residential	Reimbursed	\$4,216.50
2113 12 th St. SW	Canton	Residential	Reimbursed	\$5,348.50
1318 Penrose Ct. NE	Canton	Residential	Reimbursed	\$6,686.00
312 3 rd Ave. SE	Beach City	Residential	Reimbursed	\$6,812.50
9055 Columbus Road	Nimishillen	Commercial	Reimbursed	\$10,150.00
172 & 176 E. Main St.	Alliance	Commercial	Under Contract	\$62,437.80
530 & 536 E. Main St.	Alliance	Commercial	Under Contract	\$55,187.80

The Land Bank's 50/50 Demolition Assistance Program (DAP) provides a matched reimbursement up to 50% of hard-demolition costs of an approved project. In 2021, the Land Bank was able to provide \$42,071 in demolition funding for the completed projects listed in the chart above. Two (2) commercial projects were still under contract at the end of the year and a reimbursement for these projects is expected in early 2022.

The vacant/blighted residential property (pictured below) is an example of how the Land Bank has been able to assist a community in accomplishing their goals with the use of multiple programs. This site (2113 12th Street SW) was targeted for demolition by the City of Canton. In 2020, Canton applied for acquisition assistance through the Land Bank's TAAP program to acquire title to the property. Upon completion of a tax foreclosure, the Land Bank transferred title to Canton in April 2021. Canton then applied for DAP funding assistance and was awarded an allocation from the Land Bank. The demolition was completed in July and the Land Bank reimbursed the City of Canton 50% of demolition hard-costs incurred on the project.



Total Demolition Costs	\$ 10,697.00
Reimbursement to City	\$ 5,348.50

BROWNFIELD REMEDIATION & ECONOMIC DEVELOPMENT

The former Starfire Gas Station located at 1652 Whipple Avenue

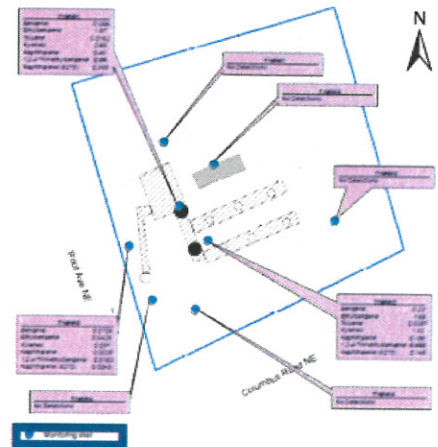
In 2018, the Land Bank took ownership of the site and partnered with RPC to apply for a clean-up grant through the Ohio Development Services Agency (ODSA), which was awarded to the Land Bank. The \$100,000 funding received was utilized to clean-up all contamination on the property. In 2019, the Bureau of Underground Storage Tank Regulations (BUSTR) issued a No Further Action (NFA) letter for the site, indicating that the site could be returned to productive use for redevelopment. In 2021, the Land Bank site was sold to a developer who has submitted plans to construct a Tremont Coffee shop on the site.



The former Starfire Gas Station located at 2433 Columbus Road NE

In 2021, remediation work continued at the former Starfire Gas Station located at 2433 Columbus Rd. NE in Plain Township utilizing an awarded grant of \$250,000 from the Ohio Development Services Agency (ODSA). Pictured below are the locations of monitoring wells drilled on the site.

- Monitoring wells were drilled on and off-site to identify the limits of the contamination
- Additional remediation is expected as part of the remedial action plan
- The Tier II Report is expected to be submitted to BUSTR in early 2022
- This grant award is anticipated to be fully utilized by Summer 2022



2021 FINANCIAL REPORT

First Commonwealth Bank Checking Account	
Beginning Balance at 1/1/2021	1,136,541.21
Revenue:	
Statutory DTAC Funds	786,964.58
OHFA - NIP NAF Grant Income	310,354.58
OHFA - NIP Maintenance Disbursements	-
ODSA - Gas Station Reimbursement	53,545.75
US EPA - Brownfield Assessment Grant	-
Side Lot Program	16,030.00
Vacant Lot Program	40,110.00
TAAP Program	11,209.18
Miscellaneous	65,339.53
Total Revenue	1,283,553.62
Expenses:	
RPC General Admin Fees	163,970.18
RPC - ODSA Gas Station Admin	553.87
RPC - US EPA Brownfield Assessment Grant Admin	-
Treasurer's Office Services	55,705.38
Prosecutor's Office Land Bank Unit Funding	75,750.00
Accounting Fees	1,300.00
Liability Insurance	17,309.00
Audit Fees	8,077.00
Bank Fees/Charges	460.00
OHFA NIP Program Disbursements	99,609.35
ODSA Expenses	50,565.75
US EPA - Brownfield Assessment Grant	-
Travel	-
Property Maintenance	-
Side Lot Expenses	59,416.73
Vacant Lot Expenses	6,753.01
TAAP Program Expenses	21,214.21
Property Management Software	7,500.00
Membership Dues	5,000.00
Marketing Expenses	-
Property Acquisition Expenses	-
Residential Demolition Program Expenses	31,920.50
Commercial Demolition Program Expenses	10,150.00
NIP Program Disbursements	95,286.95
HOF Demo Expenses	400,332.50
Miscellaneous	5,066.72
Total Expenses	1,115,941.15

First Commonwealth Bank Checking Account	
Net Expenses over Revenue	(167,612.47)
Transfers:	
Investment Transfer	-
Total Transfers	<u>-</u>
Ending Balance at 12/31/2021	<u><u>1,304,153.68</u></u>
STAR Plus Fund	
Beginning Balance at 1/1/2021	6,452.17
Transfer to Star Ohio	(6,454.21)
Interest Earned	2.04
Ending Balance at 12/31/2021	<u><u>0.00</u></u>
STAR OHIO Fund	
Beginning Balance at 1/1/2021	2,452,666.72
Transfer from Star Ohio	6,454.21
Interest Earned	2,009.10
Ending Balance at 12/31/2021	<u><u>2,461,130.03</u></u>